



Logan Square Neighborhood Association

2840 N MILWAUKEE AVE • CHICAGO, ILLINOIS, 60618
PHONE (773) 384-4370 • FAX (773) 384-0624 www.lsna.net

February 17, 2021

Chicago Plan Commission
121 N. LaSalle St.
Room 1000
Chicago, IL 60602

Re: Proposed Amendment to Residential Business Planned Development 1261 (4029-4153 W. George St. / 4000-4180 W. Diversey Ave. – Avondale, 31st Ward)

Dear Hon. Chairwoman Córdova and Members of the Chicago Plan Commission:

We, as a coalition of **7 organizations** and **125 residents**, strongly **oppose** the proposed amendment to Residential Business Planned Development 1261, known as “[The Fields](#).” The concerns surrounding this project are multifaceted and urgent, and are impossible to fully address without detailed information on the full breadth of the development, time for the community to assess it, and for the owners and the City to substantively incorporate their feedback.

A vote is set to take place today that will impact our neighborhoods for decades, yet Latinx residents just across the street from the site have recently told us they were not made aware. This is why we urge you to defer today’s vote until there is an open and responsive community process and a **Community Benefits Agreement**.

Today is an opportunity to establish a precedent on what the development process can look like with a racial and social equity lens. Zoning amendments are a privilege that should only be granted after due diligence to protect the well-being of current residents is performed.

The proposed amendment before you today is problematic for a variety of factors.

1. There has been an egregious lack of **transparency** on this project. It is only through the agenda for today’s meeting that “expanded uses across the site” and “alterations to the non-historic buildings on the parcel includ[ing] demolition and new construction” have become publicly known. Community members have not been granted the opportunity to understand the full intentions of this project and provide input.
2. The fact that this proposal includes a **demolition** is a serious [cause for alarm](#), given that [actions like this have already caused harm in other Chicago communities of color](#). Approving a demolition without public awareness and without safety and environmental assurances would be unconscionable and unethical. This is deeply concerning given the expansive scope of the project

and the uncertainty of the impact it can have on the residential, commercial, and public health outlook of both the immediate and surrounding communities.

3. Patterns of **displacement** in recent years have shown how projects similar to this essentially wipe out longstanding immigrant-owned small businesses and rental housing that working-class families can afford.

In an area already facing so much burden, support for the local economy and sustainability for households as we work towards recovery is more critical than ever and should be a consideration in any major zoning variation such as this one. The solutions are already within reach and should be examined as part of an open process with the community.

In 2017, LSNA and Local Initiatives Support Corporation (LISC) published the [Hermosa & Logan Square West Quality of Life Plan](#) which included major strategies specific to economic development. We believe these are among the strategies that can be incorporated into a community benefits agreement for this proposal. These are:

- Support small businesses, particularly those owned by local residents, immigrants and people of color.
- Help local job seekers find employment in the area and meet the training and hiring needs of local businesses.
- Create a pipeline for local workers to large growing economic sectors on the Northwest Side.

The above-mentioned strategies can take various forms and we welcome the opportunity to engage in an open discussion with the developers on this matter.

Special considerations:

1. **Racial equity.** Since 2000, Logan Square has lost more Hispanic residents than any other area of the city. 87% of Hermosa residents are Latinx. Avondale is now a hot market as well.
2. **Health disparities.** 37% of Hermosa residents report fair or poor health. The communities of Hermosa and Belmont-Cragin, which are adjacent to this site, have been among the most disproportionately impacted during Covid-19.
3. **Traffic study.** The site is located at a busy intersection with high traffic and pedestrian activity and connects several Northwest Side neighborhoods. There has been no information provided on how the proposal is forecasted to impact traffic, walkability and mobility in this area.

Therefore, we urge you to defer this vote until proper community input has been received *and* until it is clear that benefits to community residents are guaranteed. There must be a transparent community process that is open to the public in which full details of the proposal are shared and a public comment period is established. The owners requesting this zoning amendment must sign a community benefits agreement that is reflective of community input before this request is approved. Anything less will result in yet another development that puts profits over people of color.

A **Community Benefits Agreement** would go a long way to win the support of residents. Our demands are reasonable, not costly:

1. Guarantee a "wet" and safe demolition to protect children and seniors from unintended health impacts
2. Affordable commercial space options for small businesses, particularly those owned by women and BIPOC
3. An area for small local vendors
4. A mural with local high school students from Kelvyn Park High School
5. Agreement that businesses advertise job opportunities to Kelvyn Park High School students, the local alderman's office for newsletters and with workforce nonprofits such as the Center for Changing Lives

Logan Square Neighborhood Association (LSNA) is a community based organization of 44 institutions across Logan Square, Avondale and Hermosa collaborating to advance racial equity. We believe these solutions outlined in a **Community Benefits Agreement** can make this development a win for all stakeholders.

Signed,

Active Transportation Alliance

Center for Changing Lives

Chicago Lawyers Committee for Civil Rights

Latin United Community Housing Association (LUCHA)

Logan Square Neighborhood Association (LSNA)

Northwest Side Community Development Corporation

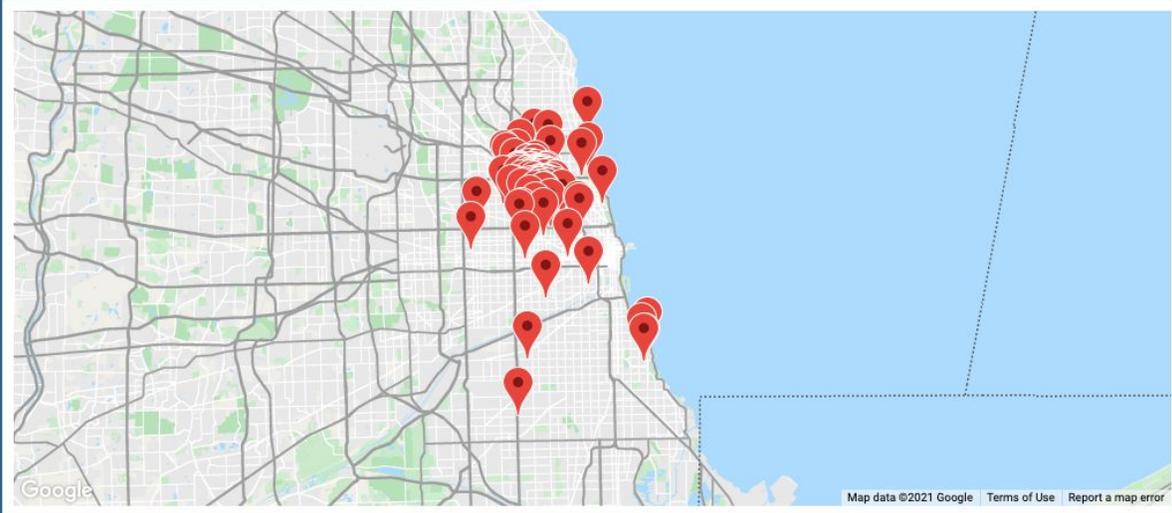
Northwest Side Housing Center

& 125 residents



Text FIELDSCBA to
52886

125 advocates
0 messages sent



Advocates | Jessica, Megan, Zana, Brandon, Rosa, Raymundo, Leticia, Esmeralda, Gabriela, Alberto, Ashten, Alejandro, Je

| Name | Block of: |
|-----------|-------------------|
| JULIET | 3500 N Lawndale |
| Gorge | 3200 N Lawndale |
| Alejandro | 2500 N Harding |
| Jenny | 2500 N Harding |
| Jose | 4000 W School |
| Hilda | 3600 W Diversey |
| Vahid | 4600 W Addison |
| Gabriela | 2600 N Lawndale |
| Leticia | 4000 W Parker |
| Raymundo | 4000 W Parker |
| Kathryn | 2800 W Palmer |
| Marla | 1600 N Richmond |
| Erin | 3000 W Logan Blvd |

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|-----------|------------------------|
| Alice | 1900 N Sawyer |
| Niketa | 5700 N Harper |
| Coleman | 2500 N Avers |
| COREY | 3900 W George |
| Evelyn | 3500 W Diversey |
| Alexandra | 4200 N Francisco |
| Sandra | 4730 W 82nd Pl |
| Nico | 1100 N Spaulding |
| Marcelyn | 2400 S Sawyer |
| Eduardo | 3400 W Palmer |
| Garfield | 4200 W Washington Blvd |
| Jesica | 2700 W Altgeld |
| Rosita | 2700 N Central Park |
| Roberto | 4900 S East End |
| Christian | 3900 W George |
| JoLynn | 3900 W George |
| Odalys | 2800 W Fullerton |
| Susan | 5037 W Byron St |
| Lois | 4200 N Park Ln |
| Monica | 1700 N Harding |
| Jason | 5200 W Diversey |
| Lucy | 1900 W Sawyer |
| Jose | 1100 W 17th St |
| Chelsea | 2500 N Kedzie |
| Esmeralda | 2900 N Albany |
| Elizabeth | 3400 W Medill |
| Ashley | 2500 N Ridgeway |
| Julia | 4900 N Whipple |
| Marjorie | 1600 N Richmond |

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|-----------|---------------------|
| Silvia | 2700 N Lawndale |
| Jennifer | 2100 W Maypole |
| Trina | 1400 N Ashland |
| Francisco | 4200 W 55th St |
| Caroline | 3900 W George |
| Emily | 3000 N Haussen |
| Prabhneek | 4300 N Sheridan |
| Guadalupe | 4800 W Medill |
| Melanie | 4000 W Parker |
| Em | 3400 W McLean |
| Peter | 3000 N Central Park |
| Judi | 3900 W George |
| Ashten | 3700 W McLean |
| Roger | 2000 N Kimball |
| Teresa | 3500 W Diversey |
| Jessica | 3400 N Monticello |
| Juan | 5700 S Blackstone |
| Patricia | 2600 N Springfield |
| Kyle | 1400 W Cuyler |
| Bhaskar | 3400 W Drummond |
| Zana | 1300 N Bowsworth |
| Brandon | 2600 N Sacramento |
| Kayla | 2500 N Harding |
| Esther | 2800 N Lowell |
| Katie | 1900 N Kedzie |
| Emily | 2000 N Western |
| Emily | 2600 W Attrill |
| David | 5200 S Kenwood |
| James | 4500 N Lowell |

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|----------|---------------------|
| Megan | 2700 N Central Park |
| Victoria | 2700 N Kilbourn |
| Mary | 2100 N Albany |
| Jesse | 1400 N Lawndale |
| Bridget | 5000 N Lawndale |
| Brad | 2900 N Kildare |
| Huu | 4900 S East End |
| Rosa | 4000 N Lemington |
| Emmett | 3700 W Goerge |
| Humberto | 2700 N Hamlin |
| Alberto | 3200 W Diversey |
| Alberto | 3200 W Diversey |
| Claire | 3100 W Belden |
| Alex | 4000 W George |
| Delfino | 4500 W George |
| Nancy | 2800 N Tripp |
| Elba | 3000 W Belden |
| Roberto | 1000 W Glenlake |
| Norma | 2600 N Lawndale |
| Julia | 2300 N Kedzie |
| Marianne | 2300 N Kedzie |
| Virgil | 2300 N Kedzie |
| Rafael | 3500 W Palmer |
| Tatiana | 2400 N Ridgeway |
| Gabriela | 3700 W Palmer |
| Evelyn | 2800 N Kenneth |
| James | 5200 W Diversey |
| Juana | 3600 W Diversey |
| Laura | 2900 N Kilbourn |

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|----------|--------------------|
| Sarah | 5200 W Diversey |
| Amie | 2300 N Keating |
| Sara | 2700 N Kimball |
| Laura | 2600 N Lakeview |
| William | 1700 N Natchez |
| Deanna | 3300 W Belden |
| Mark | 3900 W George |
| Nichole | 2900 N Kenneth |
| Angelica | Haddon Ave |
| Melissa | 4000 W School |
| Samuel | 4300 W Haddon |
| Audrey | 3900 W George |
| Levi | 2200 N Springfield |
| Laura | 2900 N Kenneth |
| Jorge | 4300 W Shakespeare |
| Milagros | 4000 W Nelson |
| Kelly | 3000 W Logan Blvd |
| Sandy | 2500 N Lowell |
| Beth | 2700 N Lawndale |
| Denise | 200 N Grove |
| Juan | 3000 N Kenneth |
| Warren | 2900 N Kedzie |
| justin | 3700 W George |
| Roki | 4000 W Nelson |
| mario | 4000 N Kolmar |